

Windsor at Westside
Community Development District

Proposed Budget
FY 2026



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Windsor at Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
O&M Assessments	\$ 731,873	\$ 659,608	\$ 72,265	\$ 731,873	\$ 731,873
Total Revenues	\$ 731,873	\$ 659,608	\$ 72,265	\$ 731,873	\$ 731,873
Expenditures					
<i>General & Administrative</i>					
Supervisor Fee	\$ 7,200	\$ 800	\$ 1,400	\$ 2,200	\$ 7,200
FICA Expense	\$ 367	\$ 46	\$ 71	\$ 117	\$ 367
Engineering	\$ 5,000	\$ 200	\$ 2,500	\$ 2,700	\$ 5,000
Attorney	\$ 10,000	\$ 431	\$ 5,000	\$ 5,431	\$ 10,000
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 7,350	\$ 3,675	\$ 3,675	\$ 7,350	\$ 7,571
Annual Audit	\$ 4,100	\$ -	\$ 4,200	\$ 4,200	\$ 4,300
Trustee Fees	\$ 7,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,700
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Management Fees	\$ 47,134	\$ 23,567	\$ 23,567	\$ 47,134	\$ 48,548
Information Technology	\$ 2,004	\$ 1,002	\$ 1,002	\$ 2,004	\$ 2,064
Website Maintenance	\$ 1,113	\$ 557	\$ 557	\$ 1,113	\$ 1,146
Postage	\$ 300	\$ 371	\$ 150	\$ 521	\$ 600
Insurance	\$ 7,359	\$ 7,359	\$ -	\$ 7,359	\$ 9,403
Printing & Binding	\$ 500	\$ 11	\$ 250	\$ 261	\$ 500
Legal Advertising	\$ 3,000	\$ 692	\$ 2,308	\$ 3,000	\$ 3,000
Other Current Charges	\$ 1,000	\$ 470	\$ 500	\$ 970	\$ 1,000
Property Appraiser	\$ 500	\$ 217	\$ -	\$ 217	\$ 500
Office Supplies	\$ 200	\$ 1	\$ 100	\$ 101	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 110,767	\$ 45,137	\$ 53,180	\$ 98,317	\$ 115,906

Windsor at Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Operations & Maintenance</u>					
Contract Services					
Field Services	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Landscape Maintenance - Contract	\$ 60,997	\$ 29,448	\$ 30,498	\$ 59,947	\$ 62,826
Lake Maintenance	\$ 11,264	\$ 5,688	\$ 5,688	\$ 11,376	\$ 12,039
Property Insurance	\$ 4,127	\$ 3,561	\$ -	\$ 3,561	\$ 4,127
Repairs & Maintenance					
Landscape Maintenance - Other	\$ 20,000	\$ 1,653	\$ 18,347	\$ 20,000	\$ 25,000
Repairs and Maintenance	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
Operating Supplies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Irrigation Repairs	\$ 20,000	\$ 26,841	\$ 10,000	\$ 36,841	\$ 50,000
Signage	\$ 800	\$ -	\$ 400	\$ 400	\$ 800
Fountain Maintenance	\$ 10,710	\$ 3,502	\$ 3,554	\$ 7,055	\$ 11,031
Wetland Maintenance	\$ 10,000	\$ 5,386	\$ 4,614	\$ 10,000	\$ 10,000
Subtotal	\$ 173,898	\$ 83,579	\$ 91,101	\$ 174,680	\$ 212,273
Utility					
Electric	\$ 5,808	\$ 1,794	\$ 4,014	\$ 5,808	\$ 6,389
Irrigation & Water	\$ 405,900	\$ 21,187	\$ 202,950	\$ 224,137	\$ 275,000
Other					
Contingency	\$ 10,500	\$ -	\$ 5,250	\$ 5,250	\$ 10,500
Subtotal	\$ 422,208	\$ 22,981	\$ 212,214	\$ 235,195	\$ 291,889
Total Operations & Maintenance:	\$ 596,106	\$ 106,560	\$ 303,315	\$ 409,875	\$ 504,162
<u>Other Expenditures</u>					
Transfer Out - Capital Reserve	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 111,805
Total Other Expenditures	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 111,805
Total Expenditures	\$ 731,873	\$ 151,697	\$ 381,495	\$ 533,192	\$ 731,873
Excess Revenues/(Expenditures)	\$ -	\$ 507,911	\$ (309,230)	\$ 198,681	\$ -
Fund Balance - Beginning	\$ -	\$ 113,147	\$ -	\$ 113,147	\$ -
Fund Balance - Ending	\$ -	\$ 621,058	\$ (309,230)	\$ 311,828	\$ -

	FY2025	FY2026
Net Assessments	\$ 731,873	\$ 731,873
Add: Discounts & Collection	\$ 46,715	\$ 46,715
Gross Assessments	\$ 778,589	\$ 778,589

FISCAL YEAR 2026

Product Type	Per Unit Net O&M Assessment	Per Unit Gross O&M Assessment
Townhome - 25'	\$ 1,023	\$ 1,088
Single Family 40'	\$ 1,091	\$ 1,161
Single Family 50'	\$ 1,364	\$ 1,451

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	No. of Units	FY2025 Gross Per Unit Assessments	FY2026 Gross Per Unit Assessments	Increase/ (Decrease)
Townhome - 25'	148	\$ 1,088	\$ 1,088	\$ -
Single Family 40'	192	\$ 1,161	\$ 1,161	\$ -
Single Family 50'	272	\$ 1,451	\$ 1,451	\$ -

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

REVENUES:

O&M Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 3 supervisors attending 12 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Osceola Engineering, Inc. provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Kutak Rock, LLP, provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Arbitrage

The District will contract with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 & Series 2016 Special Assessment Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service.

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District issued Series 2015 Special Assessment Bonds and the Series 2016 Special Assessment Bonds that are deposited with a Trustee at Regions Bank.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public officials liability coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc. Governmental Management Services – Central Florida, LLC provides these services.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc. Governmental Management Services – Central Florida, LLC provides these services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operation & Maintenance:

Field Services

Provide onsite field management of contracts for the Districts such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance - Contract

The District will maintain the landscaping within the Phase I common areas of the District. The amount is based upon contract with Brightview Landscape Services, Inc.

Description	Monthly	Annually
Landscaping Maintenance	\$ 3,430	\$ 41,160
Mulch for Common Areas	\$ 1,406	\$ 16,875
Contingency		\$ 4,791
		\$ 62,826

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

The District will provide lake maintenance for one retention. The District has contracted with Applied Aquatic Management, Inc. for this service.

Description	Monthly	Annually
Lake Maintenance	\$ 920	\$ 11,040
Contingency		\$ 999
		\$ 12,039

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to government agencies. FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance – Other

Represents estimated costs for any landscape repairs not included in landscape contract.

Repairs and Maintenance

Represents estimated costs for general repairs and maintenance to the common areas within Phase I of the District, including repairs and cleaning of walls and fencing maintained by the district.

Operating Supplies

Represents estimated cost of the purchase of operating supplies.

Irrigation Repairs

Represents estimated cost for any unforeseen repairs to the irrigation system such as replacing nozzles, rotors, line breaks, etc.

Signage

Represents estimated cost to maintain all District signs.

Fountain Maintenance

The District will provide maintenance to the fountain located within the District boundaries. Services include but are not limited to inspection reports, check and supply chemicals, clean area of debris and service three times per week. The District has contracted with Clean Basin Fount, Inc. for this service.

Description	Monthly	Annually
Fountain Maintenance	\$ 600	\$ 7,200
Quarterly Basin Cleaning		\$ 3,000
Contingency		\$ 831
		\$ 11,031

Windsor at Westside
Community Development District
GENERAL FUND BUDGET

Wetland Maintenance

Represents estimated costs for the annual monitoring and maintenance of Phase 2 on-site wetlands and preservation areas within the District boundaries.

Description	Annually
Mitigation Maintenance	\$ 10,000
	\$ 10,000

Electric

Represents estimated cost for electric to common areas and electric used to operate irrigation meters within the District. The District currently has one account with Duke Energy.

Account #	Description	Monthly	Annually
55906 38373	9000 W Irlo Bronson Memorial Hwy Sign	\$ 386	\$ 4,632
Contingency			\$ 1,757
			\$ 6,389

Irrigation & Water

Represents estimated cost for reclaimed water utilities of the common areas within the District.

Contingency

Represents estimated cost for any expense not budgeted in other line items.

Windsor at Westside
Community Development District
Proposed Budget
Debt Service Fund Series 2015

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 276,443	\$ 248,113	\$ 28,330	\$ 276,443	\$ 276,443
Interest Income	\$ 9,342	\$ 8,416	\$ 8,416	\$ 16,831	\$ 8,416
Carry Forward Surplus	\$ 288,525	\$ 290,277	\$ -	\$ 290,277	\$ 314,413
Total Revenues	\$ 574,310	\$ 546,805	\$ 36,745	\$ 583,551	\$ 599,272
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 90,694	\$ 90,694	\$ -	\$ 90,694	\$ 88,444
Principal - 11/1	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ 95,000
Interest - 5/1	\$ 88,444	\$ -	\$ 88,444	\$ 88,444	\$ 86,069
Total Expenditures	\$ 269,138	\$ 180,694	\$ 88,444	\$ 269,138	\$ 269,513
Excess Revenues/(Expenditures)	\$ 305,173	\$ 366,112	\$ (51,698)	\$ 314,413	\$ 329,759

Principal - 11/1/2026	\$ 100,000
Interest - 11/1/2026	\$ 86,069
Total	<u>\$ 186,069</u>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	96	\$75,260	\$784	\$834
Single Family 40'	90	\$96,952	\$1,077	\$1,146
Single Family 50'	76	\$104,231	\$1,371	\$1,459
	262	\$276,443		

Windsor at Westside
Community Development District
Series 2015 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 3,485,000.00	\$ 95,000.00	\$ 88,443.75	\$ 269,512.50
05/01/26	\$ 3,390,000.00	\$ -	\$ 86,068.75	
11/01/26	\$ 3,390,000.00	\$ 100,000.00	\$ 86,068.75	\$ 269,637.50
05/01/27	\$ 3,290,000.00	\$ -	\$ 83,568.75	
11/01/27	\$ 3,290,000.00	\$ 105,000.00	\$ 83,568.75	\$ 269,512.50
05/01/28	\$ 3,185,000.00	\$ -	\$ 80,943.75	
11/01/28	\$ 3,185,000.00	\$ 110,000.00	\$ 80,943.75	\$ 269,137.50
05/01/29	\$ 3,075,000.00	\$ -	\$ 78,193.75	
11/01/29	\$ 3,075,000.00	\$ 120,000.00	\$ 78,193.75	\$ 273,387.50
05/01/30	\$ 2,955,000.00	\$ -	\$ 75,193.75	
11/01/30	\$ 2,955,000.00	\$ 125,000.00	\$ 75,193.75	\$ 272,262.50
05/01/31	\$ 2,830,000.00	\$ -	\$ 72,068.75	
11/01/31	\$ 2,830,000.00	\$ 130,000.00	\$ 72,068.75	\$ 270,887.50
05/01/32	\$ 2,700,000.00	\$ -	\$ 68,818.75	
11/01/32	\$ 2,700,000.00	\$ 135,000.00	\$ 68,818.75	\$ 269,262.50
05/01/33	\$ 2,565,000.00	\$ -	\$ 65,443.75	
11/01/33	\$ 2,565,000.00	\$ 145,000.00	\$ 65,443.75	\$ 272,262.50
05/01/34	\$ 2,420,000.00	\$ -	\$ 61,818.75	
11/01/34	\$ 2,420,000.00	\$ 150,000.00	\$ 61,818.75	\$ 269,887.50
05/01/35	\$ 2,270,000.00	\$ -	\$ 58,068.75	
11/01/35	\$ 2,270,000.00	\$ 160,000.00	\$ 58,068.75	\$ 272,137.50
05/01/36	\$ 2,110,000.00	\$ -	\$ 54,068.75	
11/01/36	\$ 2,110,000.00	\$ 165,000.00	\$ 54,068.75	\$ 268,909.38
05/01/37	\$ 1,945,000.00	\$ -	\$ 49,840.63	
11/01/37	\$ 1,945,000.00	\$ 175,000.00	\$ 49,840.63	\$ 270,196.88
05/01/38	\$ 1,770,000.00	\$ -	\$ 45,356.25	
11/01/38	\$ 1,770,000.00	\$ 185,000.00	\$ 45,356.25	\$ 270,971.88
05/01/39	\$ 1,585,000.00	\$ -	\$ 40,615.63	
11/01/39	\$ 1,585,000.00	\$ 195,000.00	\$ 40,615.63	\$ 271,234.38
05/01/40	\$ 1,390,000.00	\$ -	\$ 35,618.75	
11/01/40	\$ 1,390,000.00	\$ 205,000.00	\$ 35,618.75	\$ 270,984.38
05/01/41	\$ 1,185,000.00	\$ -	\$ 30,365.63	
11/01/41	\$ 1,185,000.00	\$ 215,000.00	\$ 30,365.63	\$ 270,221.88
05/01/42	\$ 970,000.00	\$ -	\$ 24,856.25	
11/01/42	\$ 970,000.00	\$ 225,000.00	\$ 24,856.25	\$ 268,946.88
05/01/43	\$ 745,000.00	\$ -	\$ 19,090.63	
11/01/43	\$ 745,000.00	\$ 235,000.00	\$ 19,090.63	\$ 267,159.38
05/01/44	\$ 510,000.00	\$ -	\$ 13,068.75	
11/01/44	\$ 510,000.00	\$ 250,000.00	\$ 13,068.75	\$ 269,731.25
05/01/45	\$ 260,000.00	\$ -	\$ 6,662.50	
11/01/45	\$ 260,000.00	\$ 260,000.00	\$ 6,662.50	\$ 266,662.50
		\$ 3,485,000.00	\$ 2,187,906.25	\$ 5,672,906.25

Windsor at Westside
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ 419,451	\$ 376,466	\$ 42,985	\$ 419,451	\$ 419,451
Interest	\$ 13,327	\$ 11,922	\$ 11,922	\$ 23,843	\$ 11,922
Carry Forward Surplus	\$ 405,404	\$ 408,064	\$ -	\$ 408,064	\$ 436,948
Total Revenues	\$ 838,182	\$ 796,451	\$ 54,907	\$ 851,358	\$ 868,321
<u>Expenditures</u>					
<u>General & Administrative:</u>					
Interest - 11/1	\$ 136,200	\$ 136,200	\$ -	\$ 136,200	\$ 133,209
Principal - 11/1	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
Interest - 5/1	\$ 133,209	\$ -	\$ 133,209	\$ 133,209	\$ 130,116
Total Expenditures	\$ 414,409	\$ 281,200	\$ 133,209	\$ 414,409	\$ 413,325
Excess Revenues/(Expenditures)	\$ 423,773	\$ 515,251	\$ (78,303)	\$ 436,948	\$ 454,996

Principal - 11/1/2026	\$ 130,116
Interest - 11/1/2026	\$ 155,000
Total	<u>\$ 285,116</u>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	52	\$40,766	\$784	\$834
Single Family 40'	102	\$109,878	\$1,077	\$1,146
Single Family 50'	196	\$268,806	\$1,371	\$1,459
	<u>350</u>	<u>\$419,451</u>		

Windsor at Westside
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 5,515,000.00	\$ 150,000.00	\$ 133,209.38	\$ 413,325.00
05/01/26	\$ 5,365,000.00	\$ -	\$ 130,115.63	
11/01/26	\$ 5,365,000.00	\$ 155,000.00	\$ 130,115.63	\$ 412,034.38
05/01/27	\$ 5,210,000.00	\$ -	\$ 126,918.75	
11/01/27	\$ 5,050,000.00	\$ 160,000.00	\$ 126,918.75	\$ 410,537.50
05/01/28	\$ 5,050,000.00	\$ -	\$ 123,618.75	
11/01/28	\$ 5,050,000.00	\$ 170,000.00	\$ 123,618.75	\$ 413,200.00
05/01/29	\$ 4,880,000.00	\$ -	\$ 119,581.25	
11/01/29	\$ 4,880,000.00	\$ 175,000.00	\$ 119,581.25	\$ 410,006.25
05/01/30	\$ 4,705,000.00	\$ -	\$ 115,425.00	
11/01/30	\$ 4,705,000.00	\$ 185,000.00	\$ 115,425.00	\$ 411,456.25
05/01/31	\$ 4,520,000.00	\$ -	\$ 111,031.25	
11/01/31	\$ 4,520,000.00	\$ 195,000.00	\$ 111,031.25	\$ 412,431.25
05/01/32	\$ 4,325,000.00	\$ -	\$ 106,400.00	
11/01/32	\$ 4,325,000.00	\$ 205,000.00	\$ 106,400.00	\$ 412,931.25
05/01/33	\$ 4,120,000.00	\$ -	\$ 101,531.25	
11/01/33	\$ 4,120,000.00	\$ 215,000.00	\$ 101,531.25	\$ 412,956.25
05/01/34	\$ 3,905,000.00	\$ -	\$ 96,425.00	
11/01/34	\$ 3,905,000.00	\$ 225,000.00	\$ 96,425.00	\$ 412,506.25
05/01/35	\$ 3,680,000.00	\$ -	\$ 91,081.25	
11/01/35	\$ 3,680,000.00	\$ 235,000.00	\$ 91,081.25	\$ 411,581.25
05/01/36	\$ 3,445,000.00	\$ -	\$ 85,500.00	
11/01/36	\$ 3,445,000.00	\$ 245,000.00	\$ 85,500.00	\$ 410,181.25
05/01/37	\$ 3,200,000.00	\$ -	\$ 79,681.25	
11/01/37	\$ 3,200,000.00	\$ 255,000.00	\$ 79,681.25	\$ 408,306.25
05/01/38	\$ 2,945,000.00	\$ -	\$ 73,625.00	
11/01/38	\$ 2,945,000.00	\$ 265,000.00	\$ 73,625.00	\$ 405,625.00
05/01/39	\$ 2,680,000.00	\$ -	\$ 67,000.00	
11/01/39	\$ 2,680,000.00	\$ 280,000.00	\$ 67,000.00	\$ 407,000.00
05/01/40	\$ 2,400,000.00	\$ -	\$ 60,000.00	
11/01/40	\$ 2,400,000.00	\$ 295,000.00	\$ 60,000.00	\$ 407,625.00
05/01/41	\$ 2,105,000.00	\$ -	\$ 52,625.00	
11/01/41	\$ 2,105,000.00	\$ 310,000.00	\$ 52,625.00	\$ 407,500.00
05/01/42	\$ 1,795,000.00	\$ -	\$ 44,875.00	
11/01/42	\$ 1,795,000.00	\$ 325,000.00	\$ 44,875.00	\$ 406,625.00
05/01/43	\$ 1,470,000.00	\$ -	\$ 36,750.00	
11/01/43	\$ 1,470,000.00	\$ 340,000.00	\$ 36,750.00	\$ 405,000.00
05/01/44	\$ 1,130,000.00	\$ -	\$ 28,250.00	
11/01/44	\$ 1,130,000.00	\$ 360,000.00	\$ 28,250.00	\$ 407,500.00
05/01/45	\$ 770,000.00	\$ -	\$ 19,250.00	
11/01/45	\$ 770,000.00	\$ 375,000.00	\$ 19,250.00	\$ 404,125.00
05/01/46	\$ 395,000.00	\$ -	\$ 9,875.00	
11/01/46	\$ 395,000.00	\$ 395,000.00	\$ 9,875.00	\$ 404,875.00
		\$ 5,515,000.00	\$ 3,492,328.13	\$ 9,007,328.13

Windsor at Westside
Community Development District
Proposed Budget
Capital Reserves Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 8,093	\$ -	\$ -	\$ -	\$ 25,000
Total Revenues	\$ 8,093	\$ -	\$ -	\$ -	\$ 25,000
<u>Expenditures</u>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In (Out)	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 111,805
Total Other Financing Sources/(Uses)	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 111,805
Excess Revenues/(Expenditures)	\$ 33,093	\$ -	\$ 25,000	\$ 25,000	\$ 136,805